110.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,500 / 830,500
					USE VALUE:	830,500 / 830,500
					ASSESSED:	830,500 / 830,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY MARGARET T/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	59 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEY MARGARET T -
Owner 2:	-
Street 1:	59 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,600 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13600.000	250,900		579,600	830,500
Total Card	0.312	250,900		579,600	830,500
Total Parcel	0.312	250,900		579,600	830,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.25 | /Parcel: 504.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 70005
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

!8576!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,900	0	13,600.	579,600	830,500	830,500	Year End Roll	12/18/2019
2019	101	FV	202,400	0	13,600.	571,300	773,700	773,700	Year End Roll	1/3/2019
2018	101	FV	202,400	0	13,600.	438,800	641,200	641,200	Year End Roll	12/20/2017
2017	101	FV	202,400	0	13,600.	414,000	616,400	616,400	Year End Roll	1/3/2017
2016	101	FV	202,400	0	13,600.	380,900	583,300	583,300	Year End	1/4/2016
2015	101	FV	199,200	0	13,600.	356,000	555,200	555,200	Year End Roll	12/11/2014
2014	101	FV	199,200	0	13,600.	327,900	527,100	527,100	Year End Roll	12/16/2013
2013	101	FV	199,200	0	13,600.	327,900	527,100	527,100		12/13/2012

PRINT

Date	Time
12/10/20	23:08:15

LAST REV

Date	Time
09/05/19	15:57:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY MARGARET	1404-4		8/10/2011	Convenience	9	No	No		
KENNEY ARTHUR D	1356-126		7/15/2008	Family	10	No	No		
	727-200		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1164	New Wind	7,600		8/24/2015			Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
11/19/2015	Permit Insp	PC	PHIL C
4/10/2009	Meas/Inspect	163	PATRIOT
3/23/2009	Measured	197	PATRIOT
3/23/2000	Inspected	276	PATRIOT
2/3/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13600		Sq. Ft.	Site		0	70.	0.61	6									579,597						579,600	

Total AC/HA: 0.31221 | Total SF/SM: 13600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 579,597 | Spl Credit | Total: 579,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	182.250
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363589
Depreciation:	112712
Depreciated Total:	250876

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

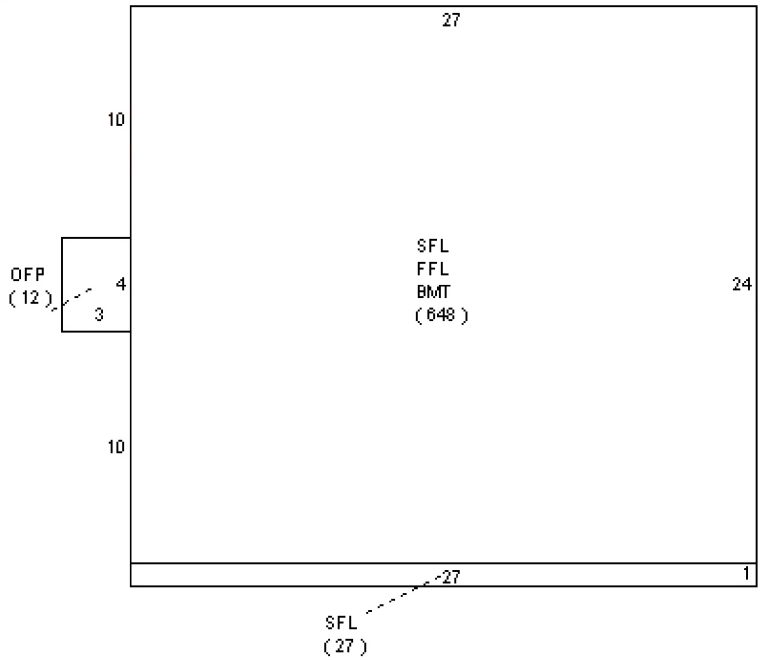
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	675	182.250	123,019
BMT	Basement	648	72.440	46,944
FFL	First Floor	648	182.250	118,098
OFP	Open Porch	12	44.000	528

Net Sketched Area:	1,983	Total:	288,589
Size Ad	1323	Gross Are	1983	FinArea	1647
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.25
Special Features:	0	Val/Su Net:	126.53
Final Total:	250900	Val/Su SzAd	189.64

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	